

Rent bureau RÄÄGU

 Harju maakond, Tallinn, Kristiine linnaosa

A rare offer - an office space with its own terrace and garage!

ARGO VÕRK

☎ +37253433255

☎ +3726264250

✉ argo.vork@kinnisvaraekspert.ee

4	2.	169 m ²	1158 m ²	2 028 € +km
rooms	floors	total area	plot	12.00 € / m ²

ID	142365
Ruume	4
Total area	169 m ²
Plot	1158 m ²
Condition	completed
Year of construction	2000
Floors	2
Building material	stone
Price range	2 028 € +km
Price per m2	12.00 €

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maakler, äripinnad, lepinguline partner

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Additional data

air conditioner, electricity, internet, kitchen, meeting room, water, kitchen furniture, separate rooms, open kitchen, closed courtyard, separate entrance, organisation through few floors, central water, fenced territory, city transport

Additional information

A rare offer - an office space with its own 40 m2 terrace and 17.4 m2 garage box in the Lilleküla settlement in Kristiine, on Räägu street!

We offer for long-term rent a private, two-floor office space with a total area of 169 m2 (including a garage box) and an additional 40m2 terrace that can be used Mon-Fri during working hours. The premises will be available on 01.06.2023. The property is surrounded by a fence, which ensures additional security, and it is always possible to organize a private customer event in the large courtyard if such a desire arises in the future, by prior agreement with the owner. The alarm system has been installed and the new tenant only needs to sign a contract with G4S.

It is a logistically excellent location at the intersection of Räägu and Mooni streets in the residential area between Mustamäe tee and Sõpruse puistee.

The total area of the first floor is 88.7 m2, where there is a hallway, an open office space of 49.7 m2 (ideal for holding meetings), an open kitchen of 11 m2, plus a toilet and a wardrobe room. From the entrance hall there is also direct access to a heated garage with an area of 17.4 m2, which, depending on the company's needs, can also be used as a storage room for products, etc. (replaces the need to rent a mini warehouse).

A spiral staircase leads to the second floor and there is a total area of 80.7 m2, where there is an open office space of 26.2 m2, two separate offices of 17 m2 and 18.8 m2, a wardrobe of 3.2 m2, a room of 7 m2 which is currently a storage room and a toilet. From the second floor, there are beautiful views of the peaceful residential area.

One parking space for the tenant is inside the security fence.

OF THE BUILDING

First use of the building in 2000.

A pleasant stress-free work environment and happy employees are the basis of success - this office space creates ideal opportunities for this!

WHY IS AN OFFICE SPACE IN THE STREET SUITABLE FOR YOUR BUSINESS?

- Logistically excellent location, but at the same time private and safe surroundings in the inner district in the neighborhood of private houses and apartment buildings.
- Effective and flexible plans - based on the needs of the future tenant, the purpose of use of the premises can be replanned. It is possible to divide the lower floor with a wall if only the office space on the second floor is sufficient for the company. In this case, the space with the garage can be used by the tenant of 130 m2 and the monthly rent is €1,560 + km/month. In this case, the first floor would only be used by the tenant in the hallway and the garage. If necessary, a small kitchenette could be made on the second floor and there is a WC + 3.2 m2 room that can be used as a wardrobe, storage room, etc., plus two offices and a reception or meeting room with high ceilings of 26.2 m2.
- From the second floor there are views of the peaceful Lilleküla settlement

Additional information: Utility costs are added to the rental price (electricity and water based on meters and heating proportional to the surface use in the building). The building has its own gas boiler house. When signing the rental agreement, a deposit equal to 2 months' rent, an advance payment equal to 1 month's rent and a brokerage fee equal to 1 month's rent must be paid.

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We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

You can find more information at <http://www.kinnisvaraekspert.ee>

Location

📍 Harju maakond, Tallinn, Kristiine linnaosa

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